

2/13 Mambourin St, Werribee, VIC 3030

\$250,000

Unit 2   



Renovator's Delight - An Incredible Project Opportunity

The Property
Welcome to 2/13 Mambourin Street, Werribee. An exciting renovator's opportunity, this two-bedroom unit is perfect for buyers searching for their next project. Featuring light-filled living and a functional layout, the home provides a solid foundation for those ready to undertake a full renovation and complete the home to their own vision. With generous space and a floorplan that lends itself to renovation, this property offers excellent scope to shape and personalise throughout, conveniently positioned close to the Werribee River, walking tracks, schools, public transport and key local amenities.

Open for Inspection
Sat, 07 Mar 2026 - 1:45 PM to 2:15 PM

- The Point of Difference**
- Comprising two bedrooms
 - Easy access to the main bathroom and separate toilet for added convenience
 - Light-filled lounge room creating a welcoming living space
 - Open-plan flow between the main living zone and adjoining kitchen area
 - Kitchen area presenting an opportunity to renovate and redesign
 - Off street parking (subject to availability)
 - Small front yard / outdoor area with established greenery
 - Features include a split system unit in the living area.

The Point of Interest
Enjoy a superb lifestyle close to the Werribee River precinct and nearby walking trails, perfect for outdoor enjoyment and weekend leisure. Central Werribee is within easy reach for shopping, cafés, dining options and everyday services, while nearby public transport supports convenient commuting. Families will appreciate the school zoning to Manorvale Primary School and Wyndham Central Secondary College. With local parks, community facilities and recreation options such as Eagle Stadium close by, this is a location that delivers outstanding lifestyle appeal and everyday convenience.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 21/01/26.

Listed By
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